

BOARD OF ZONING APPEALS AGENDA JULY 11, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **July 11, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

H. Eddy Admin. FERNANDO PAGAN/EMILY PAGAN, SP 2018-DR-034 (Concurrent with VC 2018-DR-007) (errors/fence)

*Moved to
7/18/18 at
appl. req.*

H. Eddy Admin. FERNANDO PAGAN/EMILY PAGAN, VC 2018-DR-007 (Concurrent with SP 2018-DR-034)

*Moved to
7/18/18 at
appl. req.*

9:00 A.M. SHAUN KHOSLA, SP 2018-MV-035 (Concurrent with VC 2018-MV-008) (fence)

E. Estes
Withdrawn

9:00 A.M. SHAUN KHOSLA, VC 2018-MV-008 (Concurrent with SP 2018-MV-035)

E. Estes
Withdrawn

9:00 A.M. OLDE HIDEAWAY INC. DBA CLUB ONE SPORTS BAR AND GRILLE & BERKELEY PLAZA ASSOCIATES A 2017-MV-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a commercial recreation use (hookah), which is not reflected on the approved Non-Residential Use Permit for an eating establishment and does not have Special Permit approval, all on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8786 Richmond Highway Alexandria 22309 on approx. 8.54 acres of land zoned C-6, H-C and CRD. Mount Vernon District. Tax Map 109-2 ((1)) 24. (*Admin. moved from 3/21/18 at staff's req. and 5/2/18 at appl. req.*)

A. Homer Admin. Moved to 10/17/18 at appl. req.

Public Hearings

- 9:00 A.M. RALPH CALVIN MILLER, JR., SP 2018-PR-038 Appl. Under Sect. 8-922 of the zoning ordinance to permit a reduction of certain yard requirements to permit construction of an addition 6.2 ft. from a side lot line. Located at 8304 Colby St., Vienna, 22180 on approx. 13,713 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (H) 5.
K. McMahan Approved
- 9:00 A.M. LARRY D. AND PATRICIA A. GRIPPIN, TR., VC 2017-SP-006 Appl. under Sects. 10 103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent of rear yard coverage. Located at 9442 Onion Patch Dr., Burke, 22015 on approx. 9,840 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((10)) 474. (Heard concurrently with SP 2017-SP-028, which was approved on 6/14/17.) (Decision deferred from 6/14/17 and 3/7/18.)
K. McMahan Decision Deferred to 9/26/18 req. by appl.
- 9:00 A.M. HEUIRYEONG LEE/K-POP KARAOKE, INC., SP 2018-MA-036 Appl. Under Sects. 4-603 and 8-503 of the Zoning Ordinance to permit an indoor commercial recreation use (karaoke). Located at 7108 and 7110 Columbia Pike, Annandale, 22003 on approx. 1.05 ac. of land zoned C-6, CRD, SC and HC. Mason District. Tax Map 71-1 ((4)) 147.
K. McMahan Approved
- 9:00 A.M. ALEX GARCIA, SP 2018-LE-037 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 4220 Corcoran St., Alexandria, 22309 on approx. 18,802 sq. ft. of land zoned R-3. Lee District. Tax Map 101-1 ((3)) 355.
K. McMahan Approved
- 9:00 A.M. THOMAS SORDS, SP 2018-BR-032 Appl. under Sects. 3-203, 8-914 and 8-922 of the Zoning Ordinance to permit a reduction to certain yard requirements to permit construction of an addition 5.0 ft. from a side lot line and a reduction of minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 6.2 ft. from the southern side and 3.2 ft. from western side lot line and 12.9 ft. from the rear lot line. Located at 9817 Bronte Dr., Fairfax, 22032 on approx. 10,843 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-3 ((5)) 426. (Admin. moved from 6/27/18 at appl. req.)
H. Eddy Approved
- 9:00 A.M. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. (Admin. moved from 1/31/18 and 3/28/18 at appl. req.) (Admin. moved from 4/11/18 due to meeting cancellation.) (Decision deferred from 5/2/18 and 6/13/18.)
H. Eddy Decision Deferred to 10/3/18
- 9:00 A.M. ALVARO CESTTI AND GLADYS CABALLERO, A 2017-LE-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure which exceeds 7 feet in height and is located within the 10-foot minimum required side yard; and, has constructed a fence exceeding 4 feet in height in the front yard, both in violation of Zoning Ordinance provisions. Located at 3114 Burgundy Road, Alexandria, 22303 on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15. (Decision Deferred from 3/14/18 and 3/28/18 at appl. req.)
S.C. Williams Decision Deferred to 11/7/18

JOHN F. RIBBLE III, CHAIRMAN